



FY 2019 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2019 FMRs for All Bedroom Sizes

Final FY 2019 FMRs By Unit Bedrooms

Year	Efficiency	<u>One- Bedroom</u>	<u>Two- Bedroom</u>	<u>Three- Bedroom</u>	<u>Four- Bedroom</u>
FY 2019 FMR	\$1,026	\$1,179	\$1,514	\$1,897	\$2,047
<u>FY 2018 FMR</u>	\$955	\$1,098	\$1,392	\$1,745	\$1,896

Tewksbury town, Massachusetts is part of the Lowell, MA HUD Metro FMR Area, which consists of the following towns: Billerica town (Middlesex County), MA; Chelmsford town (Middlesex County), MA; Dracut town (Middlesex County), MA; Dunstable town (Middlesex County), MA; Groton town (Middlesex County), MA; Lowell city (Middlesex County), MA; Pepperell town (Middlesex County), MA; Tewksbury town (Middlesex County), MA; Tyngsborough town (Middlesex County), MA; and Westford town (Middlesex County), MA. All information here applies to the entirety of the Lowell, MA HUD Metro FMR Area.

Fair Market Rent Calculation Methodology

Show/Hide Methodology Narrative

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. 2012-2016 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area are used as the new basis for FY2019 provided the estimate is statistically reliable. For FY2019, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.